



**TOWN OF WAKEFIELD, NEW HAMPSHIRE**  
LAND USE DEPARTMENT

2 HIGH STREET  
SANBORNVILLE, NEW HAMPSHIRE 03872  
TELEPHONE 603.522.6205 X 308 FAX 603.522.2295

**MINUTES OF THE PLANNING BOARD MEETING**  
19 November 2015

Approved 12/3/15

| <b>MEMBERS</b>                             |   | <b>ALTERNATES</b>   |   | <b>OTHERS</b>  |   |
|--|---|---------------------|---|--|---|
| Stephen Royle, Chairman                    | X | Doug Stewart        | X | Nathan Fogg, Land Use Clerk & Code Enforcement Officer | X |
| Tom Dube, Vice Chairman                    | X | John Blackwood      |   | Mike Garrepy, Planning Consultant                      |   |
| Connie Twombly, Selectmen's Representative |   | Nancy Spencer-Smith |   | Richard Sager, Town Counsel                            |   |
| David Silcocks, Member                     |   |                     |   |  |   |
| Dick DesRoches, Member                     | X |                     |   |  |   |

**Also present were:** Donna Martin (videographer), Colin Lentz – SRPC, Shayna Sylvia – SRPC, Linda Schier – AWWA, Dan O' Lone, Project Manager – Berry Surveying and Engineering, Christopher Berry – Berry Surveying and Engineering, James Lowry.

**CALL TO ORDER – 7:00pm**

1. Chairman Royle called the meeting to order at 7:00pm following the Pledge of Allegiance. Doug Stewart was seated for David Silcocks.

**PUBLIC COMMENT**

2. None.

**PUBLIC HEARINGS**

3. None.

**BOARD BUSINESS**

4. Colin Lentz from SPRC gave the 2015 – 2040 Metropolitan Transportation Plan (Metro Plan) presentation to the Board which covers a minimum 20 year plan. Each Board member is asked to complete the packet with what he or she feels are the issues and priorities facing Wakefield and the rest of Strafford Regional Planning Commission communities. These packets are to be completed by the next Planning Board meeting on December 3<sup>rd</sup>, 2015.
5. Linda Schier from Acton/Wakefield Watershed Alliance gave an update, discussed what are the greatest threats to our water bodies, and gave feedback from the meeting with multiple Lake Associations. Her question to the Board, "Is it time to add a Water Resources Chapter to the Master Plan?" She will take care of updating the chapter with current information and the

Board will look at it in January. Linda commended the Board for all of their hard work and asked that they continue to stay focused with enforcement and being pro-active. The Board commended Linda and AWWA for their continued efforts in working with property owners and educating the public concerning our greatest asset – the lakes! There was discussion as to whether Forest Bell Environmental (FBE) should continue to provide our yearly lake updates. UNH collects and oversees the data and may be able to provide a report for less cost than FBE.

### **PRELIMINARY CONCEPTUAL HEARINGS**

6. Lowry Subdivision – Tax Map 169, Lot 1 – Corner of Witchtrot & Oak Hill Roads. Mr. Lowry & his sister hired Berry Surveying & Engineering to conduct Full Perimeter Survey of 200 acres, and Topographic & Wetlands Analysis of 400’ – 500’ back from the roads to prove each of the 17 lots is buildable. Each lot is greater than 5 acres in size and does not require state subdivision approval from NHDES. The owners may wish to consider land set aside for Open Space and for a detention pond to collect drainage from driveways. A cistern or other water supply will likely be required by the Fire Department. The Board’s private consultant, Michael Garrepy will review the plans once they are submitted. J Lowry is not planning to sell all the lots at the same time. His thought is possibly one to two lots per year over a five year period. The Board thanked them for the presentation.
7. The Board will schedule a Public Hearing for the proposed Zoning changes. N Fogg left in the fence section to be discussed at the Public Hearing. All abutter’s in the Historic District will have to be notified by mail. Re-zoning for the three lots on Governors Road that abut the Industrial Park to R-III. They have to be notified by mail as well.
8. Three Boundary Line Adjustment Applications have been submitted to the Board. One on Perkins Hill Road (Moreschi & North Country Land), garage on boundary line adding .82 acres from larger parcel. Old Stage Road (McDonough), two large parcels adjusting the line between them. The third is on Round Pond Road – Lake Ivanhoe, two adjoining lots (Hoey), adjusting line between them.
9. N Fogg asked the head surveyor about the possible gravel pit on Perkins Hill Road. Looking to submit application soon. Should the Board consider some sort of restrictions to bring before the voters in 2016 around gravel pits? Put in another warrant article to re-zone it back? Owner wanted to keep the lots larger if it was ever to be subdivided. The Board had suggested placing it in the deed as a restriction – owner did not care for that solution and wanted it re-zoned. The Board believes it was taken advantage of in recommending the Article and should consider putting a Warrant Article together along with a Public Hearing to explain why they want to re-zone it back. N Fogg will place a Public Hearing Notice in the newspaper to re-zone it to the way it was (back to Residential-III.)

### **APPROVAL OF MINUTES**

10. Approval of the minutes from 5 November 2015.

**MOTION:** To accept the minutes of 5 November 2015.  
**Made by:** Tom Dube

**Seconded by:** Doug Stewart  
**Discussion:** Chairman Royle abstained as he was not in attendance.  
**Vote:** 3-0-1 in favor of the motion.

**CORRESPONDENCE**

11. None.

**PUBLIC COMMENT**

12. None.

**SET MEETING DATE**

13. The next regularly scheduled PB meeting will be 7pm, Thursday, December 3<sup>rd</sup>, 2015 in the Town Hall Conference Room.

**ADJOURNMENT**

**MOTION:** To adjourn the meeting at 8:48 pm.  
**Made by:** Tom Dube  
**Seconded by:** D DesRoches  
**Discussion:** None  
**Vote:** 4-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg/cl